PROCESS TO SECURE A WINTER LEASE WITH WELLS AND BENNETT.

Come see the homes you are interested in. We are open 7 days a week to assist you and can set up tours on vacant homes anytime between 9 am and 3 pm. WE HIGHLY RECOMMEND YOU VIEW THE PROPERTY IN PERSON to take into consideration decks/snow removal, driveways, general access to the property etc. If you are unable to view a property in person you will be agreeing to a “Sight unseen” note in your lease. If you aren’t able to schedule a tour, we strongly recommend you at least drive by the

property so you understand what access will be like during winter weather conditions.

APPLICATION PROCESS

Once you have seen the home you want to lease, we will need applications from each adult that will be part of your lease. Make sure your current mailing address is complete, including zip code and they you input your social security number on the second page of the application. Please you the attached write-able application to complete and return to us at info@tahoerentals.com.

COVER LETTER: Describe your entire winter lease group, any animals/pets, intended use of the property, any other information the owner may want to know. Include which property (up to three) you are applying for in order of preference.

APPROVAL PROCESS

If all applicants credit is good and your previous winter lease reference is good, our broker will approve your application. Next, we will call the owner for their approval. The owner has the final decision on who leases their home.

CONFIRMING YOUR LEASE

You will be notified your approval via an email or phone call. Next, we will need your two months deposit (equal to two months rent), payable with an ACH form that authorizes a direct debit from your bank account. Once we have received your deposit, a lease is written and send to you via doc-u-sign. Your deposit goes into our trust account to be returned to you, less cleaning fee and for any damages, within 21 days from the end of your lease. If you want to view a sample lease, let us know and we will email you one.

IMPORTANT NOTES

Winter leases are NOT acquired on a first‐come, first‐serve basis. As they come in, we will process them to the best of our ability and present any applicant groups to the homeowner. The homeowner has final selection of their winter lease tenant.

We recommend that all unrelated adult members of your group be on the lease. Full responsibility for all terms of the lease is borne by those whose names appear on the lease.

Winter leases are legal contracts that will not be adjusted in the event of any closures due to COVID‐19 or other natural disasters.

\*This is general information only – specific terms, prices & conditions will be addressed on your lease agreement\*